



## GREATER MINNEAPOLIS BUILDING OWNERS & MANAGERS ASSOCIATION

ADVOCACY & EDUCATION FOR COMMERCIAL REAL ESTATE

### Officers 2014-2015

**President:**

**David K. Wright, FMA, RPA**

Vice President

U.S. Bank Corporate Real Estate

**Vice President:**

**Kimberly K. Ihle, CCIM, CPM, RPA**

General Manager

CBRE

**Secretary/Treasurer:**

**Michael A. Hagen**

Property Manager

The 614 Company

### Directors

**Ted Campbell**

Ryan Companies

**Kevin Connolly, CPM, RPA**

Cushman & Wakefield / NorthMarq

**Lynette M. Dumlalag**

Nelson Tietz & Hoyer, Inc.

**Brett K. Greenfield**

Colliers International

**Tanya J. Hemphill, CCIM, CPM, RPA**

Investors Real Estate Trust

**Thomas W. Heuer**

Aspen Waste Systems, Inc.

**Jon A. Kuskie**

Zeller Realty Group

**Cindy MacDonald**

Kraus-Anderson Realty Company

**Patrick M. McQuiston**

Target Corporation

**Andy Sundgaard**

Frauenschuh, Inc.

**Amy J. Wimmer**

Hines

### Executive Director

**Kevin C. Lewis**

Federated with  
BOMA International



Dear Mayor Winstead and Bloomington City Council Members,

BOMA Greater Minneapolis is a 110 year old trade organization with 600 members representing over 60 million square feet of office space in the region. Our members own, manage or provide services to the vast majority of commercial office buildings in Bloomington.

I am writing you to express our concern regarding the proposed rezoning of Southtown owned by Kraus- Anderson Incorporated, a long time BOMA member. When commercial property is performing financially, as Southtown is, owners have an expectation that local authorities will zone and regulate it consistent with its intended use. In fact, those expectations are usually backed with significant investment by the property owner.

I appreciate that the City of Bloomington views the immediate area as ripe for redevelopment, based upon the Penn American District Plan. However, taking what is now a fully leased and financially successful center and rezone over the objection of the property's owner forcing them to be in a 'legal but non-conforming' status is troublesome. This status could adversely affect the owner's relationships with appraisers, lenders and investors making it difficult to refinance or remodel.

I understand the Bloomington Planning Commission recognizes this problem since they voted unanimously to recommend against the rezoning. We believe this rezoning could very well have a negative impact on future development.

I urge you, the decision makers of Bloomington, to take another look at this proposal and find a cooperative approach that bridges your vision and the need for commercial property owners to make a reasonable return on their investments in your community.

Respectfully,

Kevin Lewis  
Executive Director